

## Watkins, Robert

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**From:** Watkins, Robert  
**Sent:** Wednesday, September 22, 2021 2:45 PM  
**To:** patrick@patrickfarley.net  
**Cc:** Werner, Jeffrey B  
**Subject:** September 2021 BAR Decision

### Certificate of Appropriateness Application

BAR 21-09-02

106 Oakhurst Circle, Tax Map Parcel 110005000

Oakhurst-Gildersleeve ADC District

Owner: 106 Oakhurst Circle LLC

Applicant: Patrick Farley

Project: Modifications to approved rear addition (CoA: December 15, 2020)

Dear Patrick,

The Charlottesville Board of Architectural Review reviewed the above-referenced project at their monthly meeting on September 21. The BAR made the following motion for your project:

*Carl Schwarz moves: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed alterations and new construction at 106 Oakhurst Circle for the house alone, and not the landscape elements, satisfy the BAR's criteria and are compatible with this property and other properties in the Oakhurst-Gildersleeve ADC District, and that the BAR approves that portion of the application as submitted with the following conditions: that the window muntins will have internal spacer bars, that the metal shingles should be reviewed by staff and should resemble shingles (staff should pay attention to ridges and details at rakes and eaves), and a strong recommendation that the walls that have been added at the front stoop are not set asymmetrically. The previous CoA granted in December 2020, while still valid, is not valid in pieces. The BAR looks forward to reviewing the landscape plan for this project.*

*Cheri Lewis seconds motion. Motion passes (6-0).*

Please let me know if you have any further questions.

Robert

Robert Watkins  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
PO Box 911  
Charlottesville, VA 22902



### **Certificate of Appropriateness Application**

BAR 21-09-02  
106 Oakhurst Circle, Tax Map Parcel 110005000  
Oakhurst-Gildersleeve ADC District  
Owner: 106 Oakhurst Circle LLC  
Applicant: Patrick Farley  
Project: Modifications to approved rear addition

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### **Background**

*Year Built:* 1922  
*District:* Oakhurst-Gildersleeve ADC District  
*Status:* Contributing

Designed as a combination of Colonial Revival and Craftsman styles, this two-story dwelling has a gabled roof, stucco siding, overhanging eaves with exposed rafter ends, a pent roof between the first and second floor, an interior stuccoed chimney, a concrete stoop, and a central door sheltered by a gabled hood supported by brackets. Triple eight-by-eight casement windows are found on the first floor, while eight-over-eight-sash double-hung windows are used on the second floor and flank a central triple eight-by-eight casement bay window. French doors on the east side lead out to a patio. The house also includes a rear deck and a projecting rectangular one-story bay window supported by wooden brackets on the west end. (Oakhurst-Gildersleeve Neighborhood Historic District.)

### **Prior BAR Reviews**

- September 15, 2020 – BAR held a Primary Discussion on the materials submitted. Due to difficulty connecting on-line, the applicant was unable to participate.
- October 20, 2020 - BAR held a Primary Discussion
- December 15, 2020 – BAR approved alterations to existing house and a rear addition.  
[http://weblink.charlottesville.org/public/0/edoc/798363/2020-12\\_106%20Oakhurst%20Circle\\_BAR.pdf](http://weblink.charlottesville.org/public/0/edoc/798363/2020-12_106%20Oakhurst%20Circle_BAR.pdf)

### **Application**

- Submittal: Patrick Farley Architect *Final BAR Submission*, dated August 31, 2021: Sheets A, B, C, and D.

CoA request for proposed alterations to existing house and a rear addition. Site work to include a new driveway, which will require removal of the south porch and replacement with a shallower version.

Note: The proposed addition is significantly scaled-back from what the BAR approved in December 2020. Attached is a comparison of the two. For existing conditions, see information submitted for the October 2020 preliminary discussion.

[http://weblink.charlottesville.org/public/0/edoc/798333/2020-09\\_106%20Oakhurst%20Circle\\_Preliminary%20Discussion.pdf](http://weblink.charlottesville.org/public/0/edoc/798333/2020-09_106%20Oakhurst%20Circle_Preliminary%20Discussion.pdf)

#### Roofing:

- Addition and existing house to be interlocking metal shingles. Simple design, flat, not ornamented. Color to be dark gray/slate. (Replace existing asphalt shingles on house).

#### Materials

- Stucco: Smooth finish, “StoPowerwall” stucco system. ([www.stocorp.com](http://www.stocorp.com))\*
- Trim: Fiber cement, painted.\*
- Doors and Windows (casement): Anderson, aluminum clad wood. White with black exterior trim.\*  
<https://aw930cdnprcd.azureedge.net/-/media/aw/files/brochures/2020-to-current-literature/e-series-brochure.pdf?modified=20210712191053>  
Note: The lite patterns will be as shown on the renderings. For insulated glass with applied grills, the BAE should require internal spacer bars.
- Ceiling at covered parking: Tongue and grooved trim, stained.\*
- Low wall: Board-formed concrete wall with stone cap.\*

#### Balconies, Deck and Stairs

- Railing: Wood rail (natural finish) on panels with flat metal bars (painted).\*
- Decking/Treads: Composition material. Trim and exposed framing below to be painted.\*

#### Landscaping

- Remove: 6” Crepe Myrtle (front), 6” Dogwood (front), 4” Holly (rear), 40” Oak (rear).\*
- New: See Plant Schedule on Sheet A. (*Rain Garden, Ferns, Oak Garden, Living Fence/Green Screen, Pollinator Garden.*)\*
- Hardwood mulch within planting areas.\*

#### Paving

- Walking Path (front): Cut slate/flagstone in aggregate with steel edging\*
- Driveway (front): Concrete, permeable pavers\*
- Driveway (rear and existing): Crushed Buckingham slate with steel edging\*

#### Exterior Lighting:

- Pathway lights: AQ Lighting, 3 Tier Pagoda Pathway Light, LED, CCT 2,700K or 5,000K\*
- Soffit lighting: Recessed can lights, TBD\*

\* No change from December 2020.

#### **Discussion**

Staff recommends approval, with the suggested conditions related to the applied grills on insulated glass windows.

Driveway: Previously, the existing driveway (along the north parcel line) was eliminated and a new constructed (along the north parcel line). The project will now retain the existing and use the new to create a loop for access to and egress from the parking area behind the house. City Code Section 34-

972(a)(5) allows for the BAR to make recommendations [to the city traffic engineer] regarding modifications in the required driveway entrance widths. Conditions may require some flexibility—for example, as necessary to minimize the removal of the existing stone curbing. Staff is consulting with zoning and will address this more specifically during the September 21 meeting.

### **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including City’s ADC District Design Guidelines, , I move to find that the proposed alterations and new construction at 106 Oakhurst Circle satisfy the BAR’s criteria and are compatible with this property and other properties in the Oakhurst-Gildersleeve ADC District, and that the BAR approves the application [as submitted].

[...as submitted with the following conditions: ...]

*Denial:* Having considered the standards set forth within the City Code, including City’s ADC District Design Guidelines, I move to find that the proposed alterations and new construction at 106 Oakhurst Circle do not satisfy the BAR’s criteria and are not compatible with this property and other properties in the Oakhurst-Gildersleeve ADC District, and that for the following reasons the BAR denies the application as submitted:

### **Criteria, Standards, and Guidelines**

#### **Review Criteria Generally**

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

#### **Pertinent Standards for Review of Construction and Alterations include:**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City’s Design Guidelines.

#### **Pertinent ADC District Design Guidelines**

Chapter II – *Site Design and Elements*

(Link: [III: Site Design and Elements](#))

- Plantings
- Walls and Fences
- Lighting
- Walkways and Driveways

- Parking Areas and Lots
- Utilities and Other Site Appurtenances

### Chapter III – *New Construction and Additions*

(Link: [IV: New Construction and Additions](#))

#### Checklist from section P. Additions

- 1) Function and Size
  - a. Attempt to accommodate needed functions within the existing structure without building an addition.
  - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
  - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
  - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
  - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
  - a. New additions should not destroy historic materials that characterize the property.
  - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style
  - a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
  - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
  - a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
  - a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
  - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

### Chapter 4 – *Rehabilitation*

(Link: [V: Rehabilitation](#))

#### G. Roof

- 1) When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.
- 2) If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
- 3) Original roof pitch and configuration should be maintained.

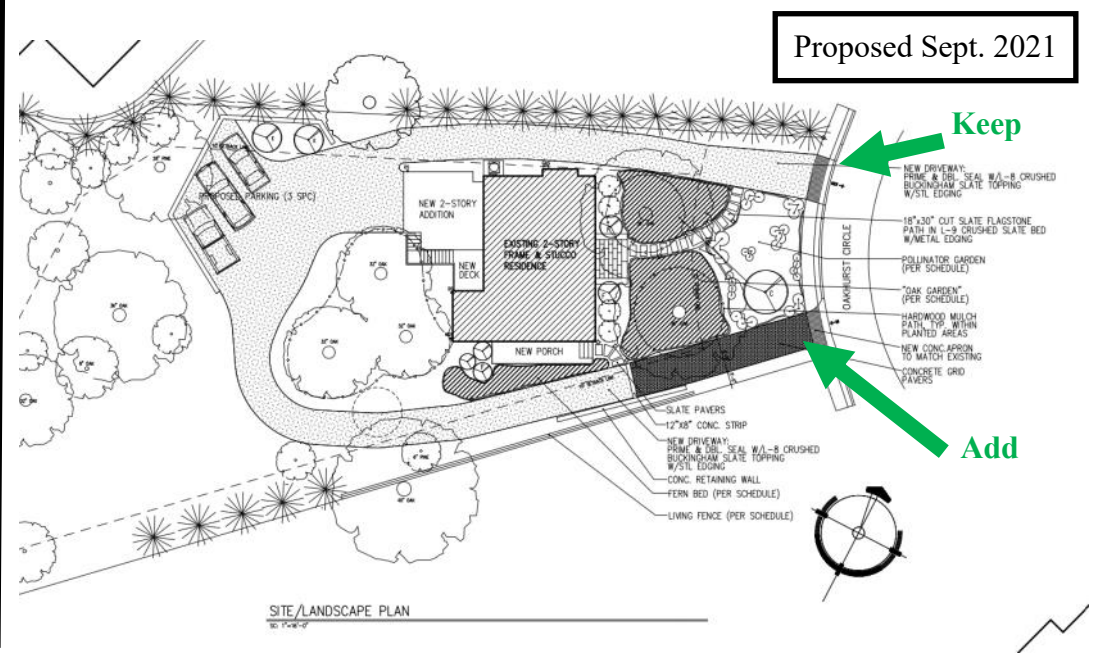
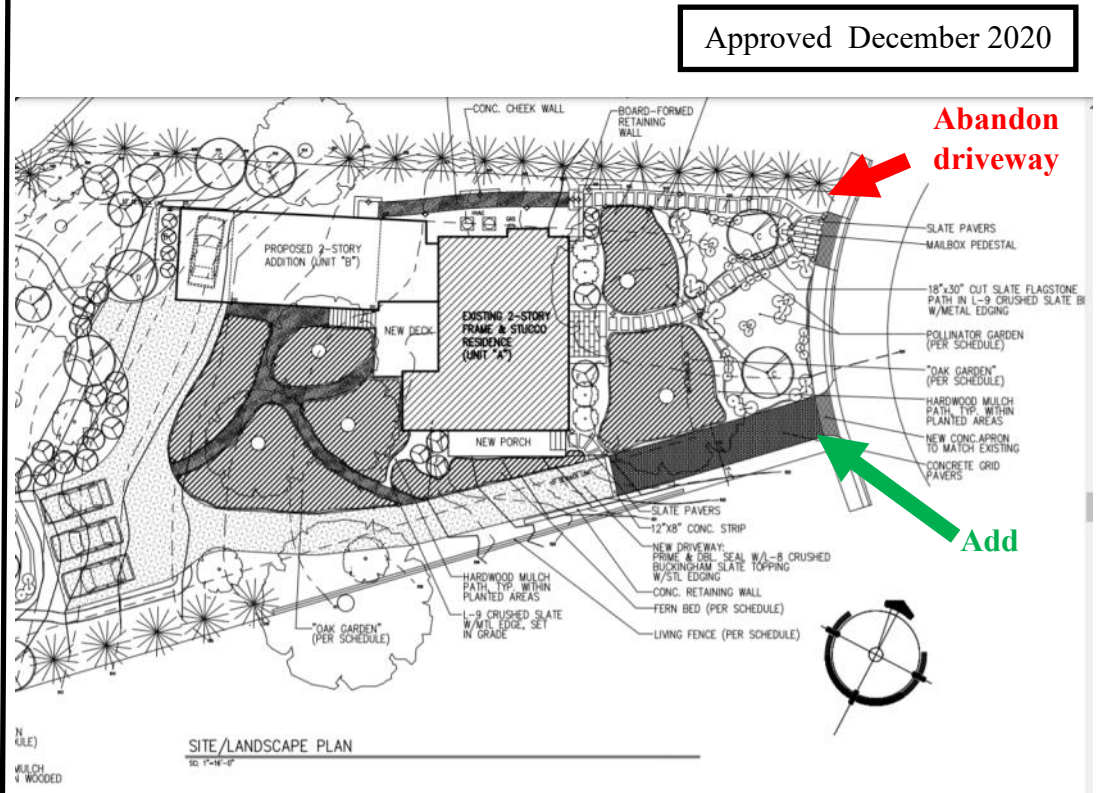
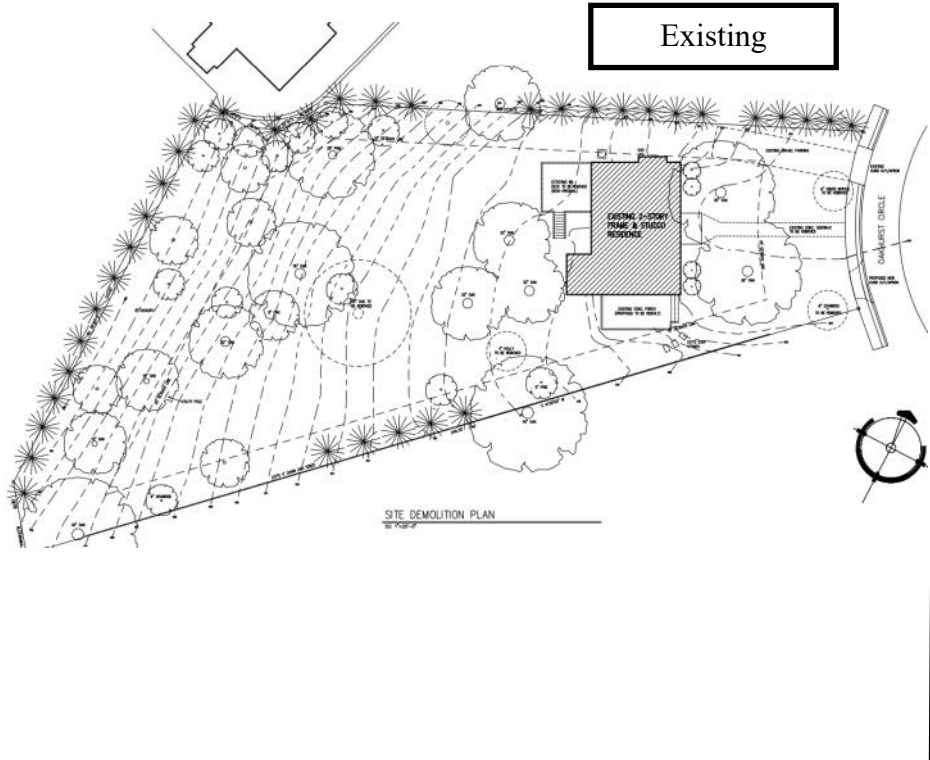
- 4) The original size and shape of dormers should be maintained.
- 5) Dormers should not be introduced on visible elevations where none existed originally.
- 6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.
- 7) When replacing a roof, match original materials as closely as possible.
  - a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.

**Appendix:**

**City Code Section 34-972. - Location, yard areas, and driveways.**

- (a) For lots containing a single-family detached dwelling or a two-family dwelling, parking may be located within any yard. Driveways and off-street parking spaces, regardless of zoning district, shall be subject to the following location and dimensional requirements, with such requirements applying to the portion of the driveway and off-street parking spaces located between the right-of-way and the building line.
  - (1) No driveway entrance or exit shall intersect with a street at a location closer than fifteen (15) feet to any street intersection;
  - (2) No driveway within a residential district, or used for residential purposes, shall be located within three (3) feet from the line of an adjacent property;
  - (3) For driveways and off-street parking spaces, except those off-street parking spaces provided in a garage or carport, the portion of the driveway and off-street parking area located between the right-of-way and the building setback line shall not exceed a maximum of twenty-five (25) percent of the lot area between the right-of-way and building line. This does not prohibit a lot from having one (1) one-way driveway entrance of a maximum width of twenty (20) feet;
  - (4) The above language notwithstanding, all driveway entrances shall meet a minimum width requirement of twenty (20) feet and shall not exceed a maximum width of thirty (30) feet, except as allowed by subsection (5) of this section.
  - (5) For off-street parking areas in Architectural Design Control Districts and Historic Conservation Districts, as defined in Article II of this chapter, the city traffic engineer may approve a modification in the required driveway entrance width on properties zoned for multi-family residential, commercial, industrial or mixed-use development following a recommendation from the Board of Architectural Review for such modification. Specific factors to be considered by the city traffic engineer include, but are not limited to, expected traffic volumes, internal site circulation, volume of truck traffic, speed limit of the adjacent roadway, and the presence of turn lanes.
- (b) Driveways and common parking areas, except for single-family detached or two-family dwellings, shall also be subject to the following location and dimensional requirements, with such requirements applying to the portion of the driveway located between the right-of-way and the building line:
  - (1) No driveway entrance or exit shall intersect with a public street at a location closer than fifteen (15) feet to any street intersection, or less than five (5) feet from the end of a curb radius;
  - (2) The total width of driveway entrances (curb cuts) shall not exceed thirty-three (33) percent of the lot frontage. This does not prohibit a lot from having one (1) two-way driveway entrance of a maximum width of thirty (30) feet;

- (3) Parking shall be located in side or rear yards, except that: (i) Parking may not be located within any yard that faces a public street; and (ii) Parking may be located within any yard in the following districts: Urban Corridor, Highway Corridor, and Industrial Corridor. If a lot faces more than one (1) public street, parking shall be prohibited in the yard that fronts on the public street with the highest functional classification rating. If all roads abutting the yard have the same functional classification, parking shall be prohibited in the yard serving as front yard for the parcel.
- (4) [...]
- (5) [...]
- (6) No off-street parking area shall be located closer than three (3) feet to any side or rear property line. No driveway within a residential district, or used for residential purposes, shall be located within three (3) feet from the line of an adjacent property.
- (7) Any parking established in yards that face any public street(s) shall be subject to the street buffer provisions of [section 34-873](#)(b), and, in addition must include a masonry or similar type wall between the parking area and the public street(s). The wall shall be no less than thirty-two (32) inches in height.
- (c) For lots containing a single-family attached dwelling, parking may be located within any yard. Driveways and off-street parking spaces, except those off-street parking spaces provided in a garage or carport, shall not exceed a maximum of twenty-five (25) percent of the lot area between the right-of-way and building setback line. This does not prohibit a lot from having one (1) one-way driveway entrance of a maximum width of twenty (20) feet.
- (d) When more than one (1) driveway is provided along a frontage in a single ownership, there shall be a separation of at least twenty (20) feet at the curb line between each driveway, and a six-inch raised protective curb parallel to the street extending not less than two-thirds ( 2/3 ) the length of the island shall be placed inside the property line between the driveways.
- (e) Parking spaces must be designed and used in such a manner as to prevent cars parked in a driveway from encroaching into the public right-of-way.
- (f) For zoning purposes, driveways begin at the boundary separating a property from the right-of-way. Driveways may only be constructed using materials permitted by [section 34-982](#). Entrances must conform to designs listed in the most recent version of the City of Charlottesville Standards and Design Manual.
- (g) The location and design of entrance and exit driveways shall be approved by the director of neighborhood development services to ensure a safe and convenient means of ingress and egress, using current access management principles.

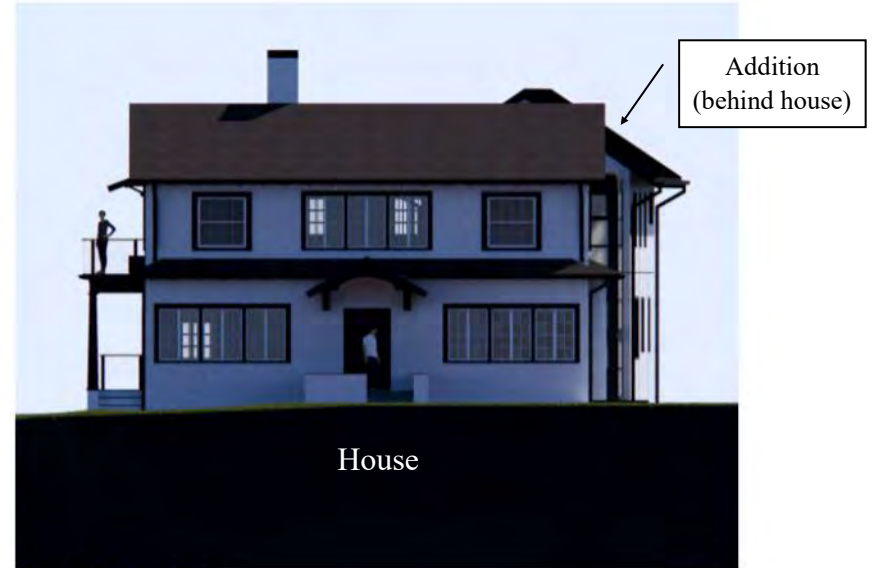




Existing

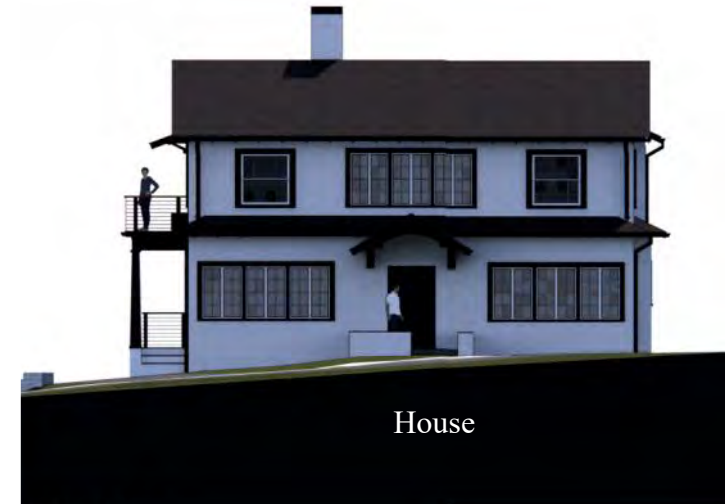


Approved December 2020



EAST ELEVATION

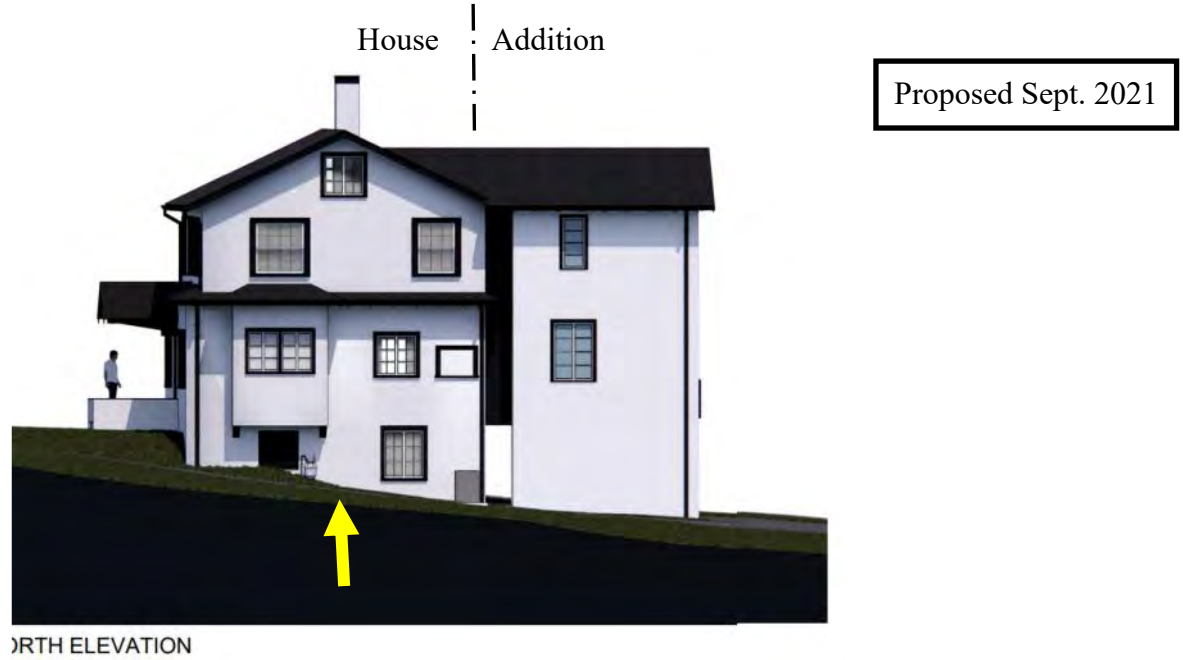
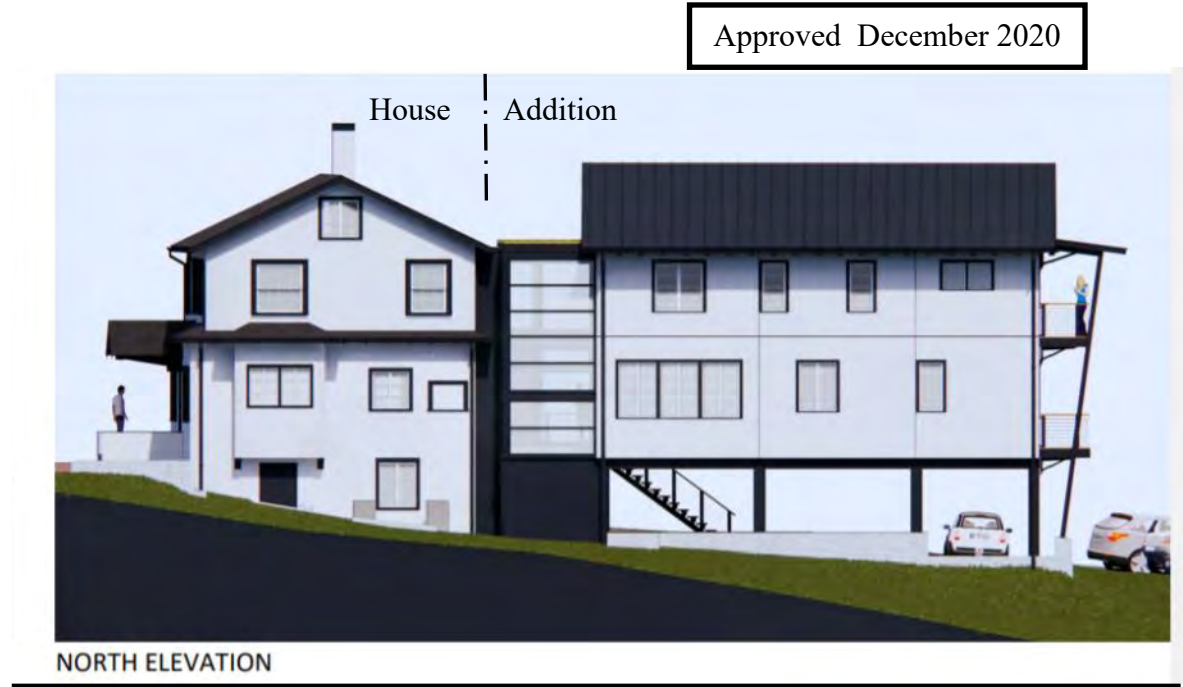
Proposed Sept. 2021



WEST ELEVATION



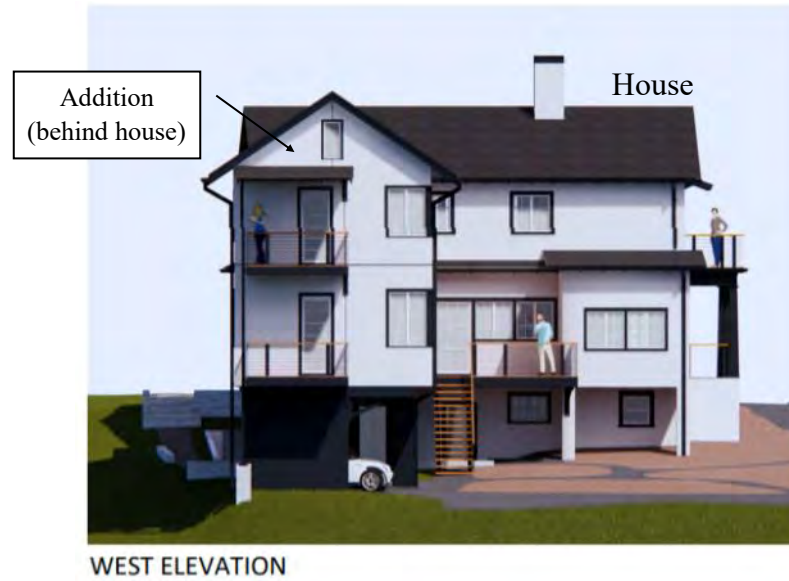
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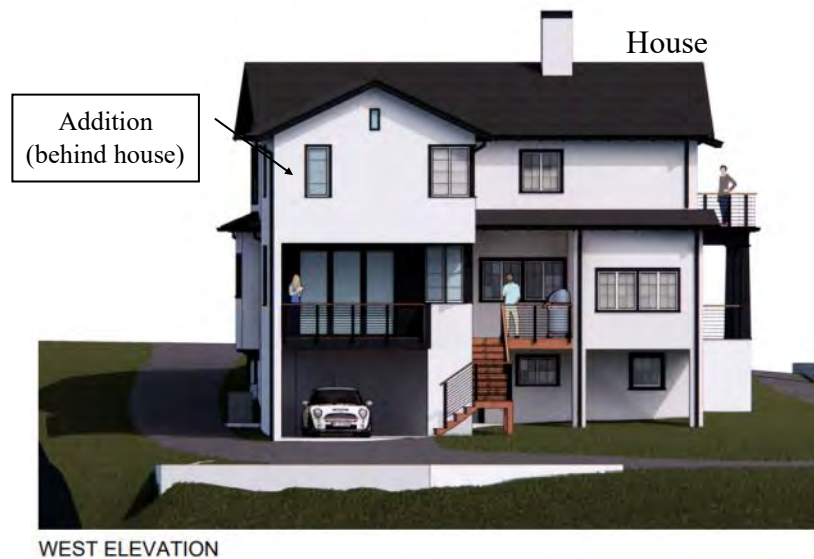
Existing



Approved December 2020



Proposed Sept. 2021



Existing



Approved December 2020



SOUTH ELEVATION

Proposed Sept. 2021



SOUTH ELEVATION



# Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.  
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;  
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.  
Make checks payable to the City of Charlottesville.  
The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name 106 Oakhurst Circle LLC c/o C. diPierro Applicant Name Patrick Farley Architect, PLLC  
Project Name/Description 106 Oakhurst Circ/Renovations & Additions Parcel Number 110005000  
Project Property Address 106 Oakhurst Circle, Charlottesville, Va. 22903

### Applicant Information

Address: 5836 Taylor Creek Rd.  
Afton, Va. 22920  
Email: patrick@patrickfarley.net  
Phone: (W) 434-205-0225 (C) 804-306-4927

### Property Owner Information (if not applicant)

Address: 106 Oakhurst Circle LLC c/o C. diPierro  
65 W Meadow Rd., Setauket, NY 11733  
Email: oakhurstcircle@icloud.com  
Phone: (W) \_\_\_\_\_ (C) 434-882-4426

Do you intend to apply for Federal or State Tax Credits for this project? No.

### Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

J.P. Farley  
Signature Date  
J. Patrick Farley 08/31/21  
Print Name Date

### Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Charles G diPierro 08/31/2021  
Signature Date  
Charles G diPierro for 106 Oakhurst Circle LLC 08/31/2021  
Print Name Date

**Description of Proposed Work (attach separate narrative if necessary):** Small addition to rear & new off-street parking spaces (4) with attendant "loop" driveway + new landscaping at front yard.

\*\*Special Note: This submission comprises a scaled-down approach to previously approved design.

### List all attachments:

Site/Landscape Plan, Existing Site/Demo Plan, Floor Plans, Elevations, Wall Section/Railing Detail, 3D renderings

### **For Office Use Only**

Received by: \_\_\_\_\_  
Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_  
Date Received: \_\_\_\_\_

Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_

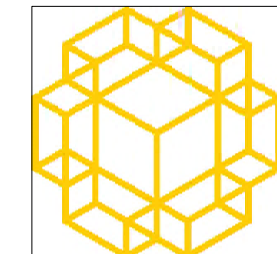
**HISTORIC DISTRICT ORDINANCE:** You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at [www.charlottesville.org](http://www.charlottesville.org) or at [Municode.com](http://Municode.com) for the City of Charlottesville.

**DESIGN REVIEW GUIDELINES:** Please refer to the current *ADC Districts Design Guidelines* online at [www.charlottesville.org](http://www.charlottesville.org).

**SUBMITTAL REQUIREMENTS:** The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

**APPEALS:** Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

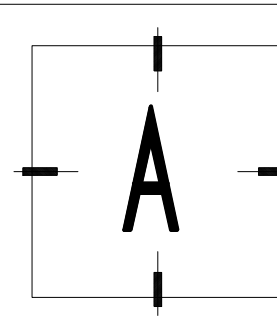


**PATRICK FARLEY ARCHITECT**  
 5836 TAYLOR CREEK ROAD  
 AFTON, VA. 22902  
 www.patrickfarley.net  
 434.205.0225

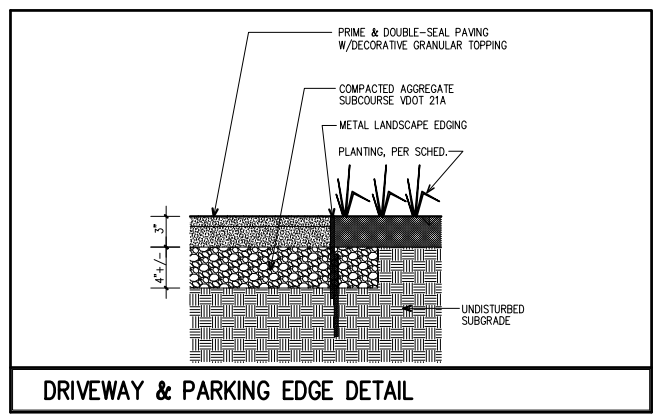
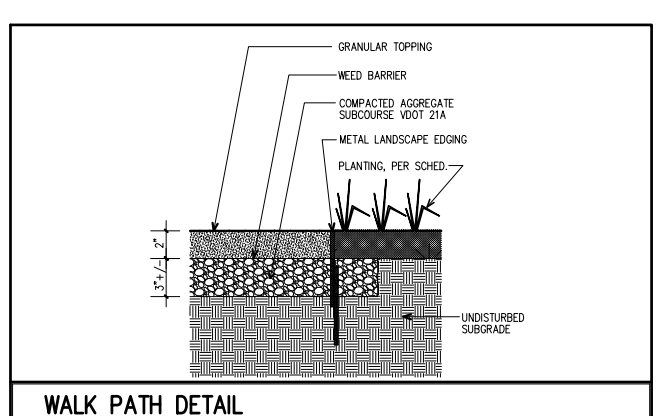
PROPOSED RENOVATIONS & ADDITIONS

**106 OAKHURST CIRCLE**

31 AUGUST 2021



LEGEND	
	TREES & LARGE SHRUBS
	SHRUBS & FLOWERING PLANTS
	GROUND COVER/HERBACEOUS PLANTS
	EXISTING TREE/SHRUB
	EXISTING ARBORVITAE
	PATH OR STEP LIGHT



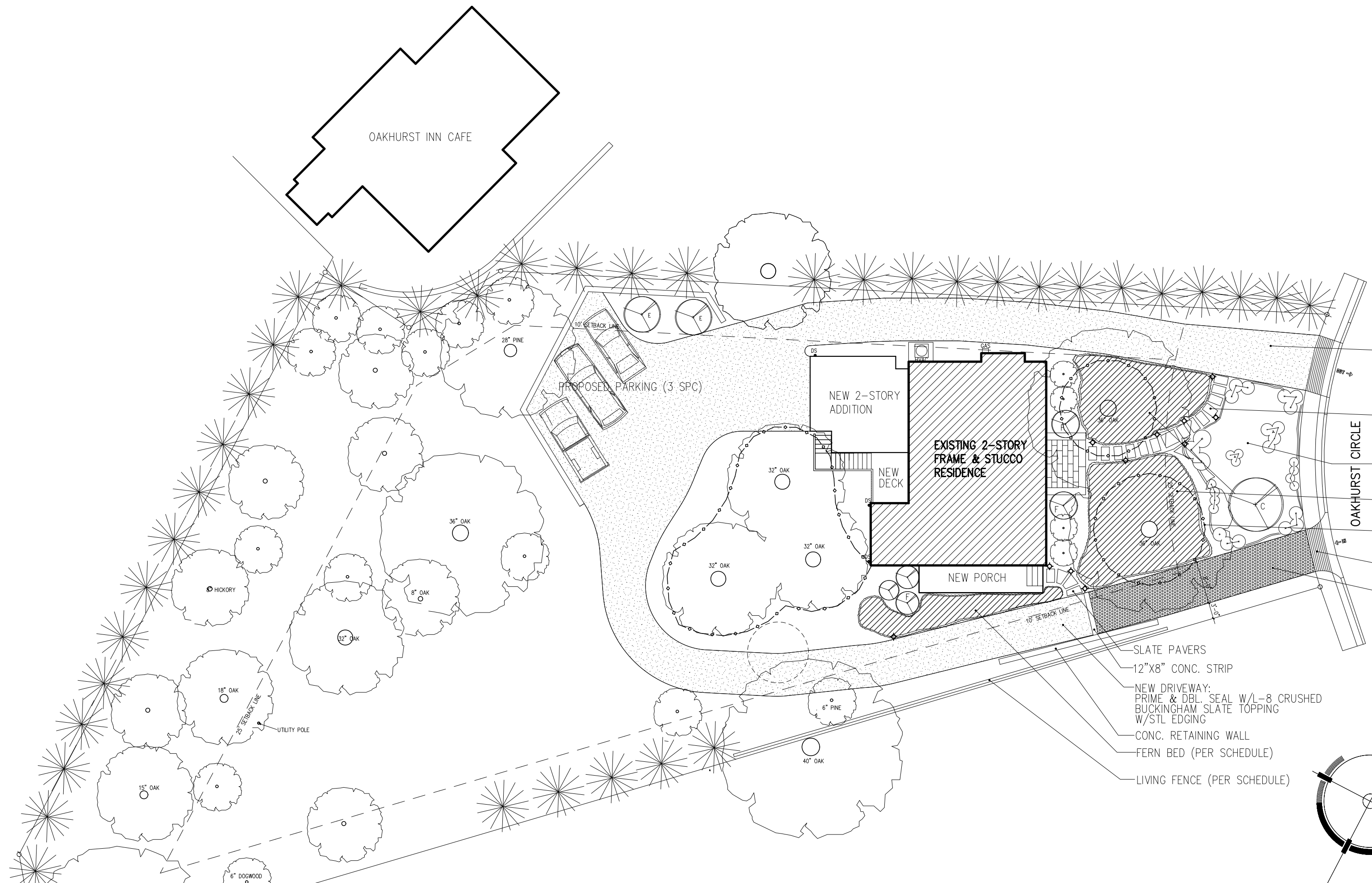
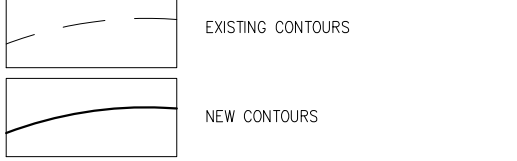
PLANT SCHEDULE		
GENERAL TAG	Species (botanical)	Common Name
A	<i>Juniperus sibirica</i>	Eastern Redcedar
B	<i>Juniperus communis</i>	Pencil Pine/Juniper
C	<i>Quercus alba</i>	White Oak
D	<i>Cercis canadensis</i>	Eastern Redbud
E	<i>Amelanchier canadensis</i>	Servicelberry
F	<i>Rhododendron perfoliatum</i>	Wild Azalea
G	<i>Thuja occidentalis</i>	Arborvitae
H	<i>Quercus marilandica</i>	Blackjack Oak
I	<i>Quercus florida</i>	Flowering Dogwood
J	<i>Prunus serotina</i>	Black Cherry
POLLINATOR GARDENS		
Species (botanical)	Common Name	
<i>Asclepias tuberosa</i>	Butterfly Weed	
<i>Asclepias syriaca</i>	Common Milkweed (Virginia Silk)	
<i>Hydrangea arborescens</i>	Smooth Hydrangea	
<i>Zizia aurea</i>	Yellowroot	
<i>Actaea racemosa</i>	Black Cohosh	
<i>Echinacea purpurea</i>	Purple Coneflower	
<i>Cosmos sulphureus</i>	Blue Cosmos	
<i>Saligoa conia</i>	Blue-stemmed Goldenrod	
<i>Aster laevis</i>	Smooth Blue Aster	
<i>Veronica americana</i>	New York Ironweed	
<i>Eurochium albidum</i>	Joe Pye Weed (Native)	
<i>Morone alba</i>	Sea Sun	
<i>Liatris scariosa</i>	Scilla	
<i>Amelanchier canadensis</i>	Servicelberry	
<i>Rubus odoratus</i>	Black-reef Rubus	
<i>Clethra alnifolia</i>	Sweet pepperbush (summersweet)	
<i>Labella cardinalis</i>	Cardinal Flower	
<i>Cornus sericea</i>	Red Tule Dogwood	
FERNS		
<i>Polystichum acrostichoides</i>	Christmas Fern	
<i>Osmunda cinnamomeum</i>	Christmas Fern	
<i>Dryopteris marginalis</i>	Evergreen Wood Fern	
OAK GARDENS		
<i>Asarum canadense</i>	Wild Ginger	
<i>Heuchera americana</i>	American Alumroot	
<i>Carex juniperorum</i>	Juniper Sedge	
<i>Eupale divaricata</i>	White Wood Aster	
<i>Phlox divaricata</i>	Woodland Phlox	
<i>Carex appalachica</i>	Appalachian Sedge	
LIVING FENCE/GREEN SCREENS		
<i>Clematis integriflora</i>	Clematis integriflora	
<i>Passiflora vitifera</i>	Passion Flower vine	
<i>Campanula radicans</i>	Trumpet Vine	
<i>Ipomoea coccinea</i>	Creeper Vine	



GRID PAVERS

- ### LAYOUT NOTES:
1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK.
  2. VERIFY LOCATION OF ALL VALTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, GRABBER STRUCTURES, POINT OF CONNECTION TO PUBLIC STORMWATER SYSTEM AND OTHER UTILITIES.
  3. TAKE ALL DIMENSIONS FROM BACK OF CURB, FACE OF WALL OR BUILDING, OR THE CENTERLINE OF COLUMNS OR TREES UNLESS OTHERWISE NOTED. DIMENSIONS CALLED OUT AS EQUAL ARE CONSIDERED MEASUREMENTS TO DESIGNATED CENTERLINES.
  4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL OR CENTERLINE.
  5. ALL WORK PERFORMED WITHIN THE DRAIN LINE OF TREES DESIGNATED TO BE SAVED SHALL BE HAND LABELED.
  6. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON DRAWINGS.
  7. HOLD TIPS OF WALLS LEVEL UNTO.
  8. REFERENCE TO NORTH BEES TO TRUE NORTH. REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM DRAWINGS.
  9. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
  10. ALL CONCRETE SLABS OR FOOTINGS SHALL BE DOWELED INTO ADJUTING WALLS, FOUNDATIONS AND FOOTINGS USING BARS OF THE SAME SIZE UNLESS OTHERWISE NOTED.
  11. ALL ELECTRICAL WIRING SHALL BE ROUGH-IN AND INSPECTED PRIOR TO ANY INSTALLATION OF NEW CONCRETE AND/OR MASONRY WORK.

- ### GRADING NOTES:
1. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS UNLESS INTENDED BY ARCHITECT FOR ON-SITE DETENTION. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2% AND A MAXIMUM 5% GRADIENT UNLESS OTHERWISE NOTED.
  2. HOLD FINISHED GRADES FOR SHRUBS AND GROUNDCOVER AREAS 1 INCH BELOW TOP OF ADJUTING PAVEMENT, CURBS, OR HEADERS UNLESS OTHERWISE NOTED.
  3. GRADUALLY ROUND OFF TOPS AND SIDES OF ALL PLANTED SLOPES TO PROVIDE A SMOOTH AND NATURALLY-APPEARING TRANSITION BETWEEN RELATIVELY LEVEL AREAS AND SLOPES.
  4. CORRECTIONS AND DISCREPANCIES WITH GRADES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
  5. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND NOTING ANY UNDERGROUND UTILITY LINES PRIOR TO GRADING, TRENCHING, PAVING OR OTHER RELATED SITE WORK. RESTORATION OF UTILITIES DAMAGED BY CONTRACTOR SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
  6. SUBSURFACE DRAINAGE LINES SHALL BE PLACED TO ALLOW A MINIMUM OF 12" COVER, UNLESS INDICATED OTHERWISE IN ELEVATIONS.
  7. ALL TOPSOIL TO BE STOCKPILED FOR RE-APPLICATION. COORDINATE LOCATION WITH ARCHITECT & OWNER AND PROTECT WITH TARP.



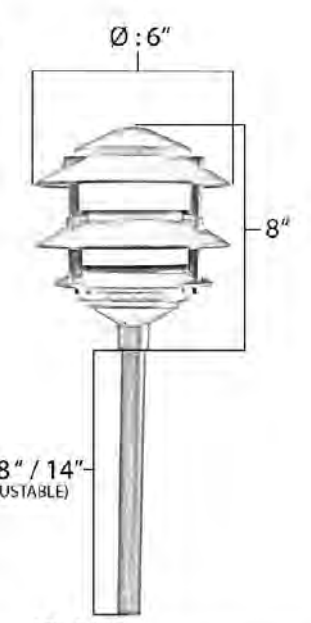
**AQLIGHTING**

**3 Tier Pagoda Pathway Area Light**

**DESCRIPTION**  
 Material: Cast Aluminum  
 Voltage: 120V / 120V  
 Socket Type: JC Bi-Pin / E26 Medium Base  
 Bulb Type: Bi-Pin Cluster / A19  
 Power Rating: 100w Max  
 Mounting: Ground / Surface  
 Fixture Weight: 2.05 lbs



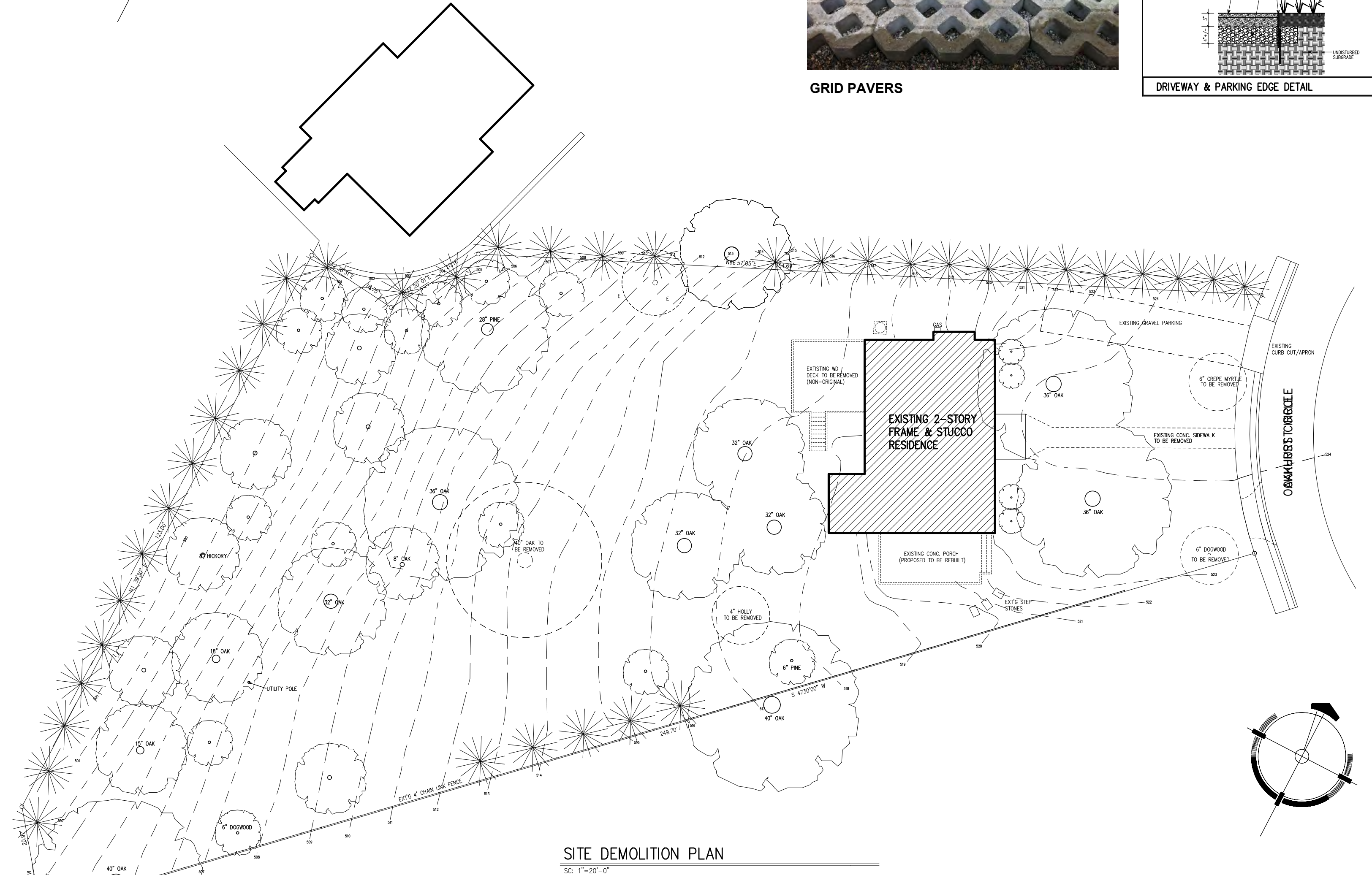
**DIMENSIONS**

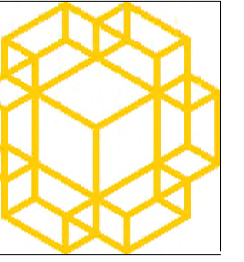
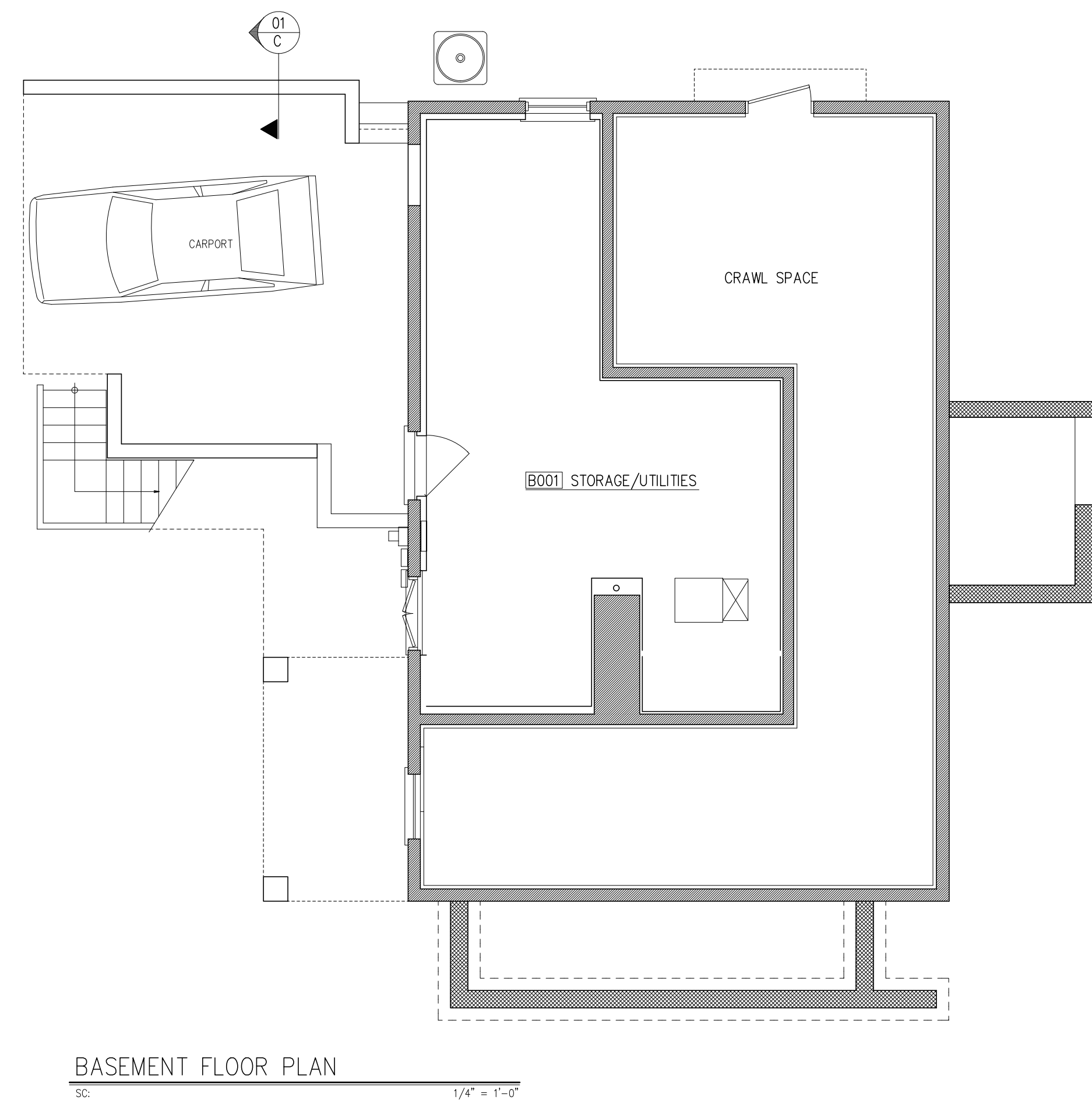
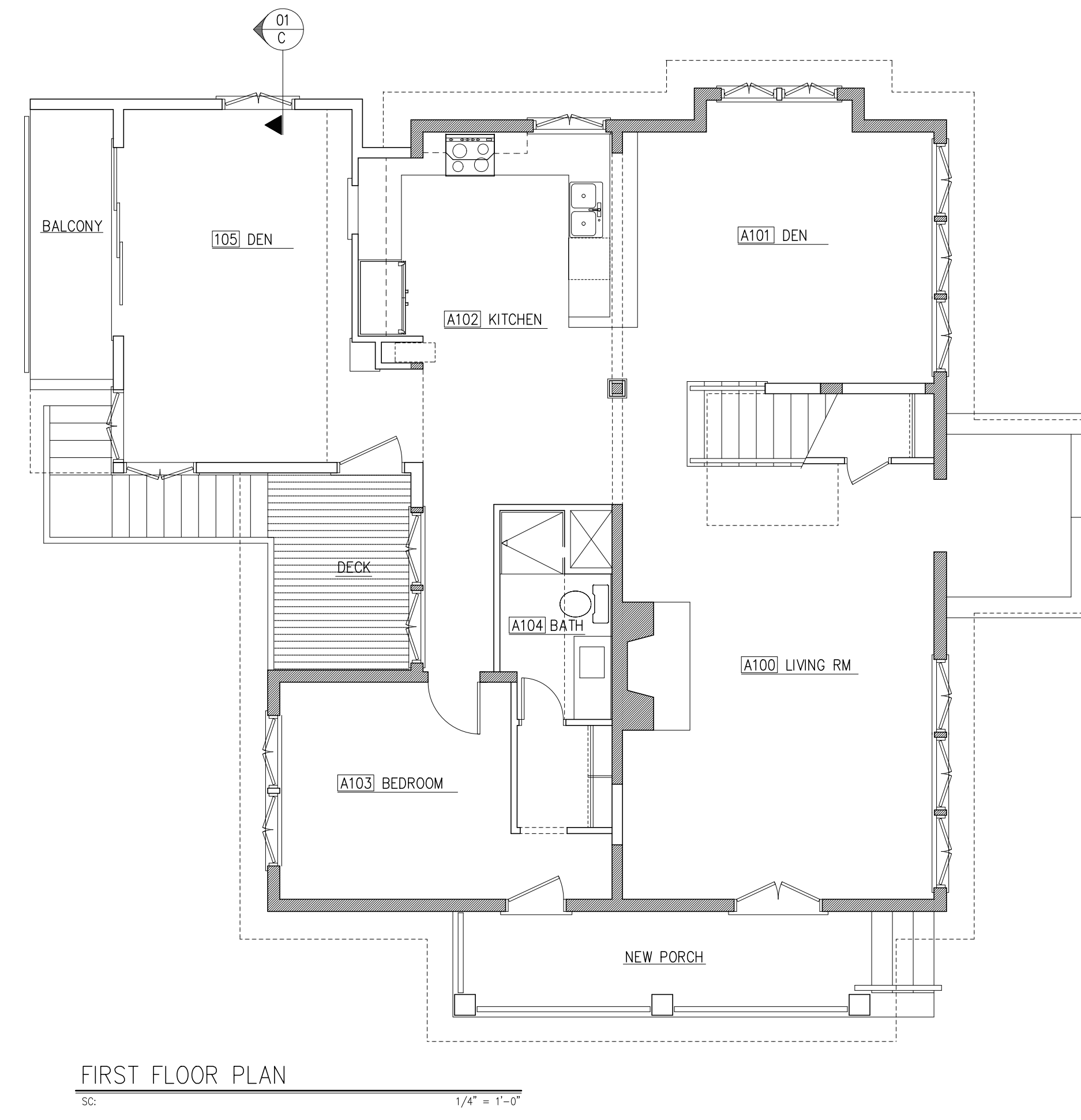
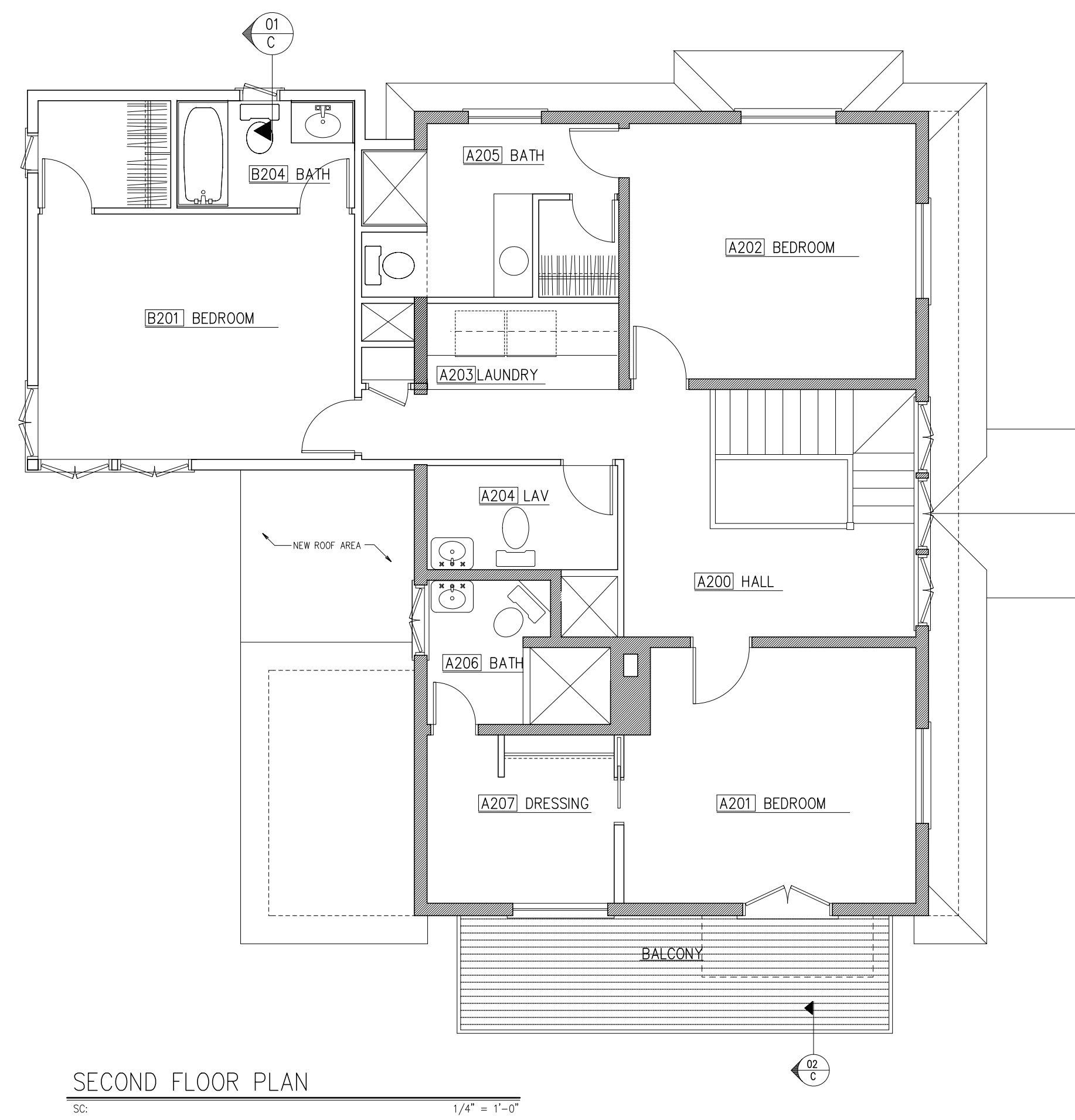


**ORDERING INFORMATION**

PAT#R	VOLTAGE	FINISH	CLASS DIFFUSER	SOCKET TYPE	LED BULB
12V	120V	BLK	CLR	JC	CW12V
12V	120V	BRZ	FRST	JC	WW12V
12V	120V	RST	FRST	E26	CW120V
12V	120V	VRD	FRST	E26	WW120V

**PATH LIGHTING**





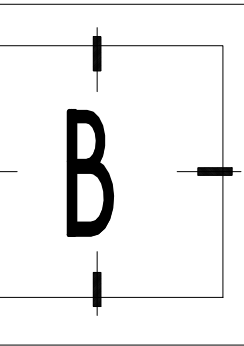
**PATRICK FARLEY ARCHITECT**  
 5836 TAYLOR CREEK ROAD  
 AFTON, VA. 22902  
 434.205.0225  
 www.patrickfarley.net



PROPOSED RENOVATIONS & ADDITIONS

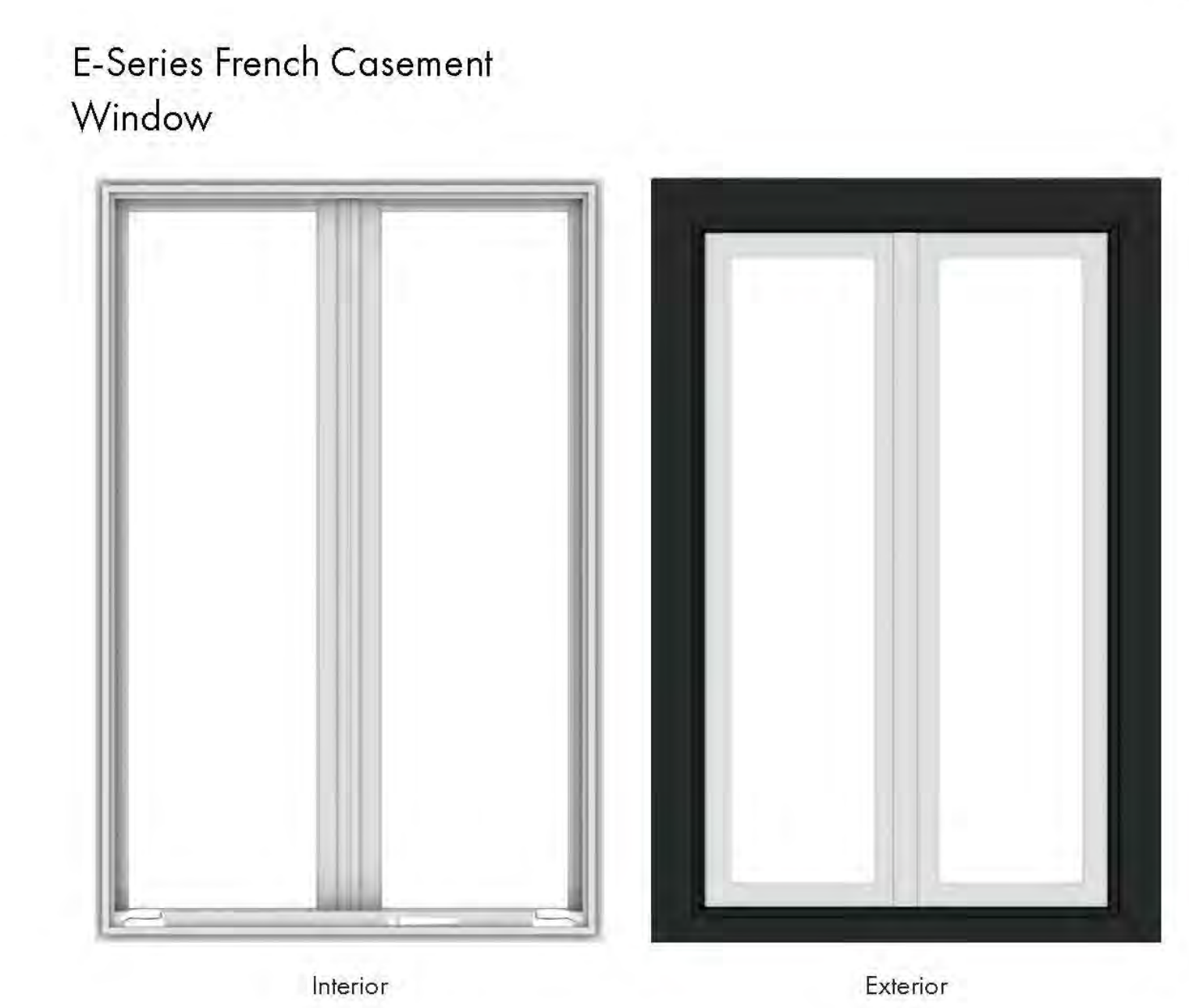
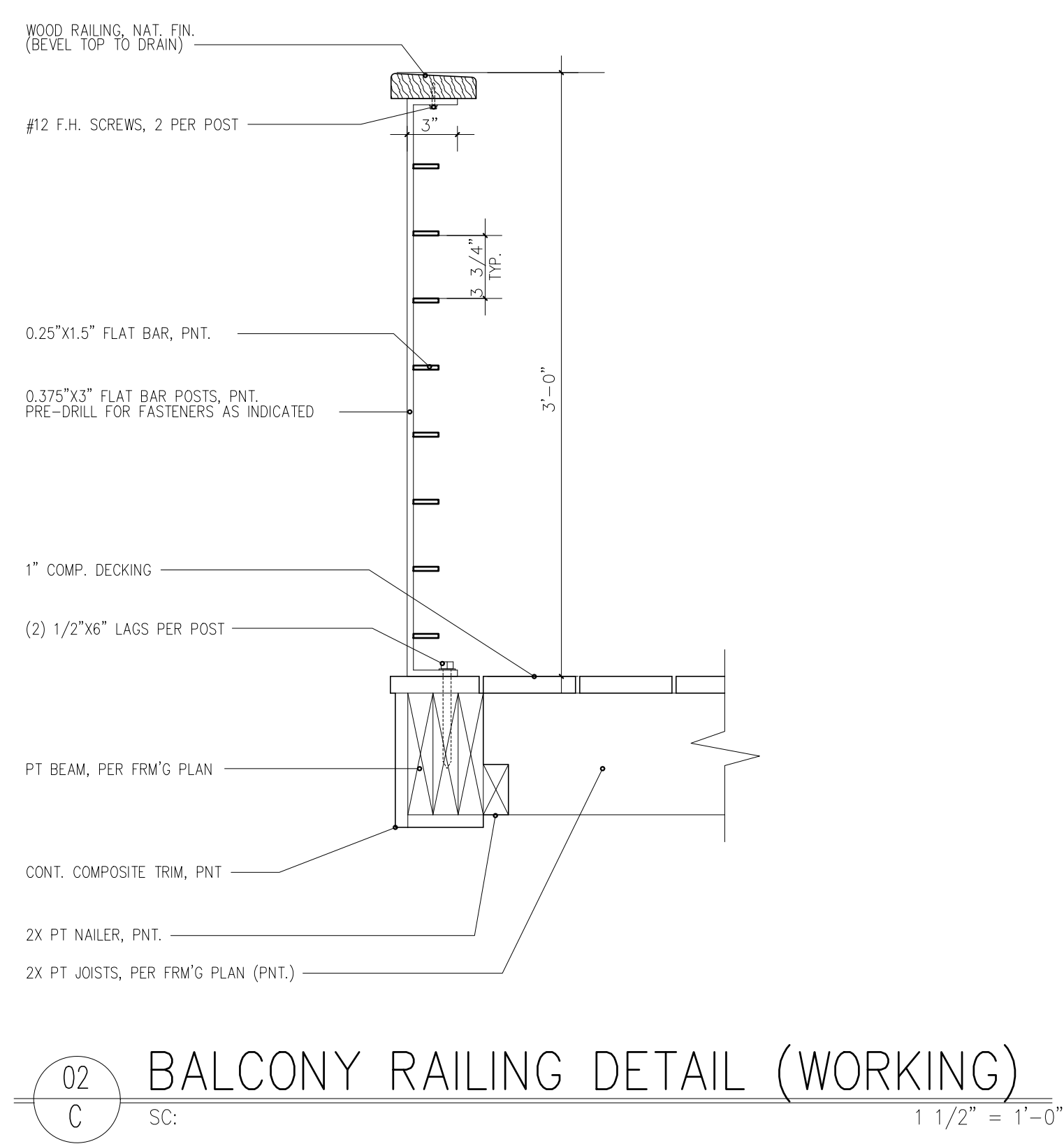
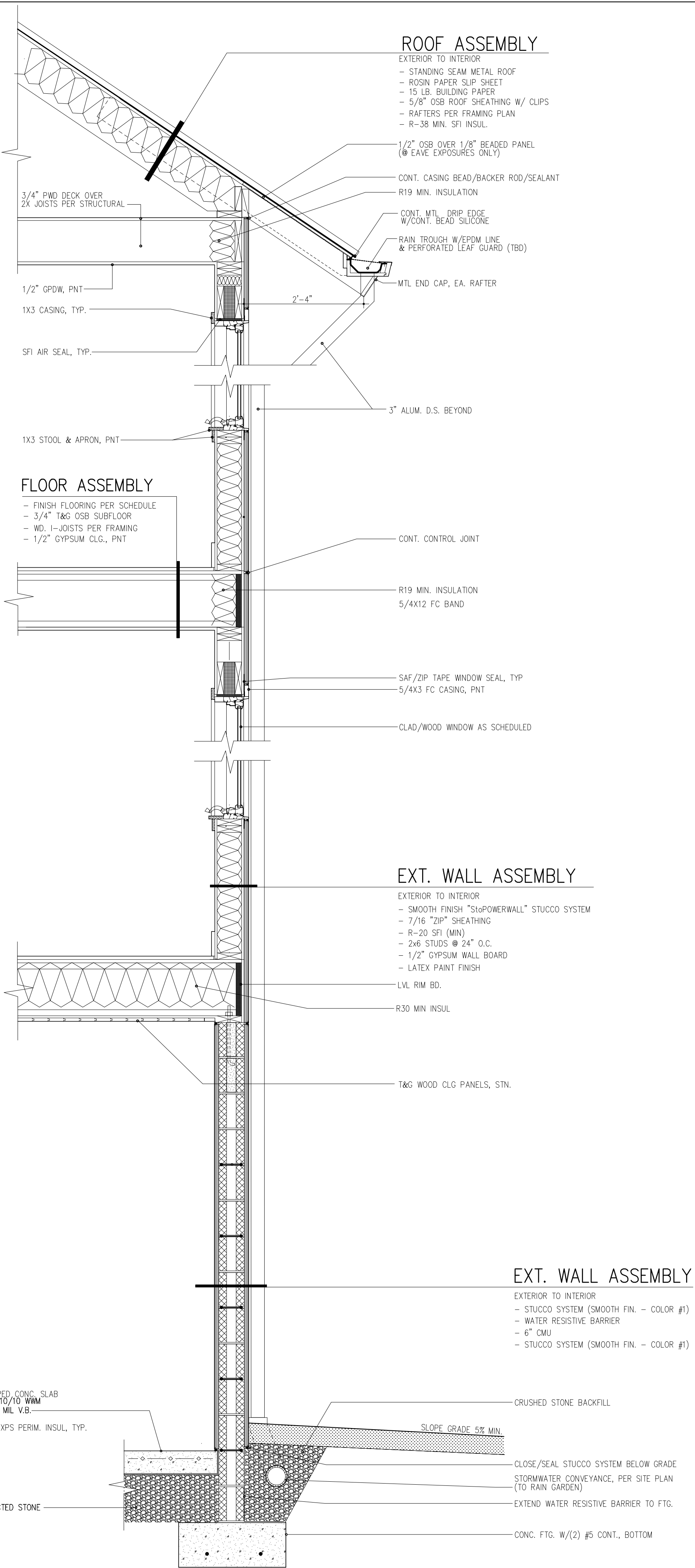
**106 OAKHURST CIRCLE**

31 AUGUST 2021



FINAL B. A. R. SUBMISSION





**SUMMARY**

To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	E-Series French Casement Window
Product ID#	FCMT3450
Unit Width	40"

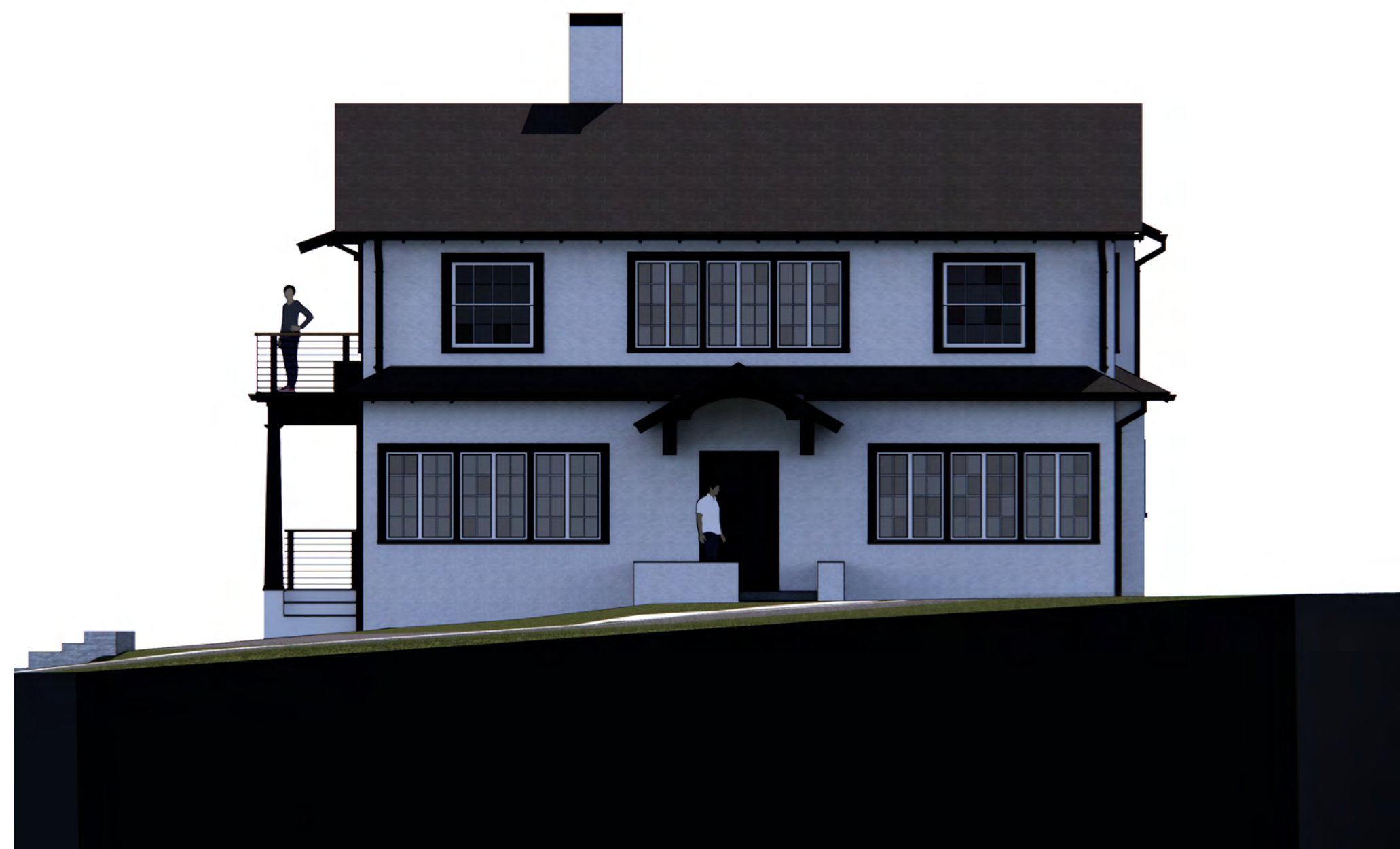
<https://www.andersenwindows.com/ideas-and-inspiration/design-tool/e-series-french-casement-window/?width=40&height=60&frameColor=Interior%3B...> 1/2

11/23/2020 Window & Door Design Tool | E-Series French Casement Window

Unit Height	60"
Interior Color	White
Glass	Low-E4® Glass with HeatLock® Coating
Hardware	Crank Handle and Operator Cover, White
Grille Pattern	Custom
Exterior Frame Color	Black
Exterior Sash Color	White
Exterior Trim Profile	3.5" Flat Casing w/ Sill Nose
Exterior Trim Color	Black

\* Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics similar to American mahoganies.  
 \* Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.

**01 WALL SECTION (WORKING)**  
 SC: 3/4" = 1'-0"



EAST ELEVATION



NORTH ELEVATION



NEW PORCH



WEST ELEVATION



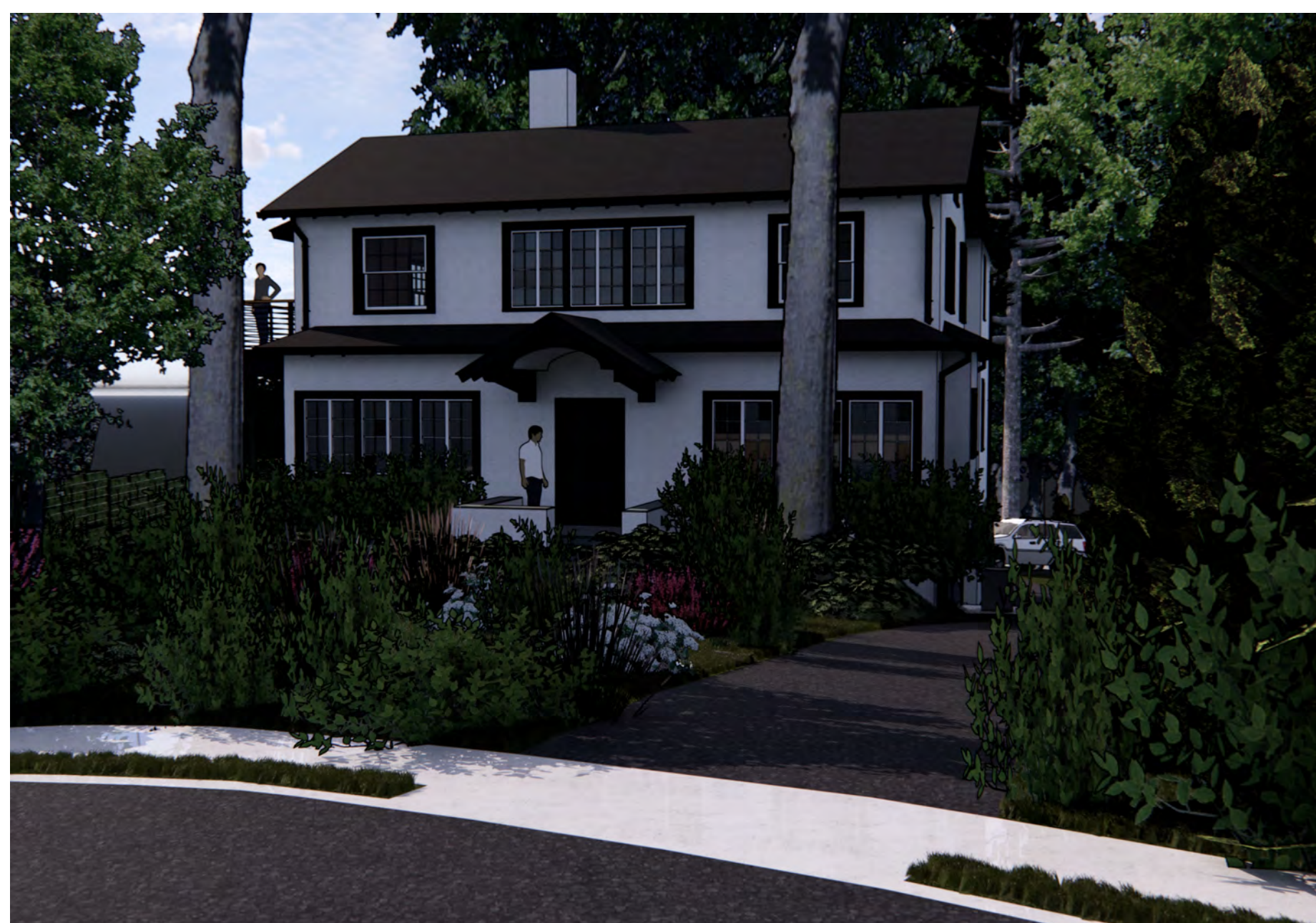
SOUTH ELEVATION



VIEW FROM SOUTHWEST



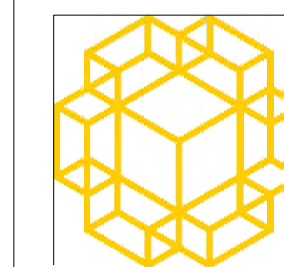
VIEW AT NEW DRIVE ENTRY



VIEW AT NEW DRIVE EXIT



VIEW FROM NORTHWEST

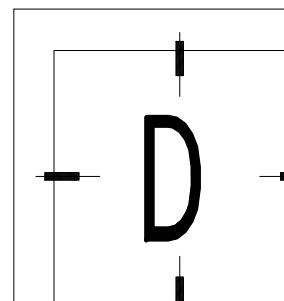


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